

Sellersburg Board of Zoning Appeals Minutes

July 18, 2022

The minutes as written are not verbatim, but a summary of the meeting.

Attendance:

Members present:

Vincent Thacker, Jr. – Chairman

Francis Conroy

Dennis Amos

John Broady

Stacia Franklin – Planning Director

Amy Eversole – Attorney

Members absent:

Evan Brown

Call to Order:

Chairman Vincent Thacker Jr. called the meeting of the Sellersburg Board of Zoning Appeals to order at 6:00 pm at Sellersburg Town Hall, 316 East Utica Street, Sellersburg, Indiana.

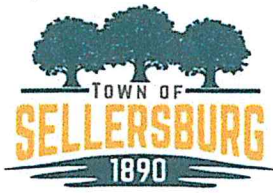
Approval of Minutes:

A correction made by John Broady. A motion to approve the June 20, 2022 minutes was made by Francis Conroy and seconded by Dennis Amos. Motion carried 4-0.

Unfinished (Old) Business:

- a. 2022-05-SE-06: Robert Wesley, PO Box 308, Sellersburg, filed an application for a Special Exception to allow for multiple two-family dwellings on one parcel in the Down Town Neighborhood district, B1 district, and Gateway Overlay district. This application was tabled from the June 20, 2022 meeting. John Kraft, Young Endres Kraft, 126 W. Spring Street, New Albany, represented Mr. Wesley (not present). Mr. Kraft explained the reason for the Special Exception request and introduced Jonathon McCoy, JLM Engineering, who filed the application on behalf of Mr. Wesley. Vincent Thacker Jr. stated for the record that Mr. Kraft and he engaged in business in the past and have not discussed this application.

Mr. Kraft described the property and the need for the request due to a large portion of the property located in the floodplain which limits full commercial use in the B1 zoned portion. Jon McCoy, 720 Rolling Creek Drive, New Albany, dispersed a rendering of the duplex mentioned in the request. He described the structure's design to comply with the Floodplain ordinance. Vincent Thacker Jr. expressed concerned with the higher density than allowed in the district, as well as the multiple duplexes on one parcel. Mr. McCoy stated due to the floodplain and GO district requirements there is no possibility to develop the parcel for commercial use. John Broady also expressed concern over the possible drainage issues with the creation of that much impervious area. Mr. McCoy stated any



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July 18, 2022

detention would have to be underground. Mr. Amos stated the property may be suitable for patio homes and the proposed development creates traffic/parking issues, as well as drainage issues may be compounded by the planned construction projects for I-65. Stacia Franklin agreed with Mr. Amos and stated the roadway is almost too narrow now for cars to pass each other and parking along the street would create traffic issues. Vincent Thacker Jr. asked if anyone from the audience want to speak to the matter. Brad Amos, President of Sellersburg Town Council, expressed opposition to the project citing drainage, surrounding residents' views. Stacia Franklin read the minutes from the previous BZA meeting wherein an audience member spoke to this issue and expressed concern over the drainage issues. Stacia Franklin read the findings of fact and staff notes. Mr. Kraft stated there are two parcels, Fern Street can be widened by Mr. Wesley as a condition and stated the Board can apply conditions to address the issues.

Public hearing closed at 6:23 pm. Mr. Broady asked about Mr. Wesley's other properties. Stacia Franklin reported repeated violations of trash and grass. Mr. Broady stated the density is too high for the area and the flooding issues are problematic:

John Broady made a motion to deny. Dennis Amos seconded the motion. Motion carried 4-0.

New Business:

Communications:

NONE

Board of Zoning Appeals Business:

NONE

Reports:

Planning and Zoning:

Nothing at this time

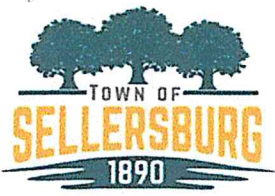
Board Attorney:

Nothing at this time.

Announcements:

Nothing at this time.

Adjourn: Motion to adjourn at 6:37 p.m. by Francis Conroy and seconded by John Broady. Motion carried 4-0.



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July 18, 2022

Vincent Thacker, Jr., Chairman

Stacia Franklin, Attest